

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
JUNE 16, 2016
9:00 A.M.**

Staff Present:

Peggy Burks, Clerk III
Yvette Cross-Spencer, Clerk III
Porshia Goldwire, Clerk, Special Magistrate
Tasha Williams, Administrative Aide
Geneva Williams, Clerk III
Deanna Bojman, Clerk III
Rhonda Hasan, Assistant City Attorney
Jose Abin, Building Inspector
Frank Arrigoni, Building Inspector
George Oliva, Chief Building Inspector
Adam Feldman, Senior Code Compliance Officer
Len Champagne, Senior Code Compliance Officer
Ingrid Gottlieb, Senior Code Compliance Officer
Linda Holloway, Code Compliance Officer
Shelly Hullett, Code Compliance Officer
Captain Robert Kisarewich, Fire Inspector
Wilson Quintero, Code Compliance Officer
Jamie Oppерlee, Prototype Inc.

Respondents and witnesses

CE15100089: Eric Martinez, general contractor
CE15090884: Don Cofer, owner
CE15120576: Brian Aucoin, mechanical contractor; Sean Mitchell, engineer
CE16040810: Christina Stine, attorney; Nectaria Chakas, attorney
CE15102440: Philip Spages, representative; Michael Kelley, employee
CE15060489: Scott Hagen, general manager; Timothy Hurley, employee
CE15082378: Hope Calhoun, attorney
CE15100417: Peter Fog, employee
CE15102035: Robert Chapell, employee; Dustin Loveday, owner's son
CE16030797: Emanuel Legakis, property manager
CE16030973: Jose Pena, agent; Ladi Stepps, contractor
CE15100809: Ernest King, facilities manager
CE15120598: Alisa Walker, owner
CE15092338: Chiquita Munson, owner
CE15120266: Tewfiq Khudry, owner
CE15102368: Jarrett Williams, attorney

CE16010187: Thomas Deakman, owner

CE16051469: Lawrence Schott, attorney; Richard Weit, owner

CE15100427: John Manchech, president

CE15111262: Richard Janis, representative; Carey Tarpley, tenant

CE16030039: Sean Rosen, tenant

CE16041189: Maryla Diaz, facilities manager

CE16030606: Gerard Williams, owner; Trip Becker, attorney

CE15082085: Dwayne Dickerson, attorney; Mark Kushner, attorney

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:03 A.M.

Case: CE16040810

411 NE 4 AVE

400 NE THIRD AVENUE LLC

Service was via posting at the property on 5/31/16 and at City Hall on 6/2/16.

Shelly Hullett, Code Compliance Officer, testified to the following violations:
18-12(a)

THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, AND
DEBRIS LITTERING THIS OCCUPIED PROPERTY.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED
AND NOT MAINTAINED IN REASONABLY GOOD REPAIR OR
REASONABLY WEATHER AND WATER TIGHT AND
RODENT PROOF. THERE IS A BROKEN WINDOW AND A
DAMAGED DOOR ON THE EAST SIDE UNIT WITH A VISIBLE
HOLE IN IT.

9-305(b)

THE LANDSCAPE IS NOT PROPERLY MAINTAINED. THERE
ARE AREAS OF THE YARD WHICH ARE OVERGROWN AND
AREAS WHICH ARE BARE.

9-306

THE EXTERIOR OF THE STRUCTURE ON THIS PROPERTY
INCLUDING THE WALLS AND AWNING HAS NOT BEEN
MAINTAINED. THE PAINT HAS BECOME STAINED, DIRTY,
LOOSE OR PEELING.

9-308(b)

THE ROOF ON THE STRUCTURE OF THIS PROPERTY IS NOT
MAINTAINED; IT IS STAINED AND DIRTY.

Officer Hullett presented photos of the property and the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days or a fine of \$50 per day, and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Nectaria Chakas, attorney, requested a 35-day extension because the building was slated for demolition. Officer Hullett stated there was an application for demolition in progress.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE15082025

3680 SW 16 ST
RHA 2 LLC

This case was first heard on 12/3/15 to comply by 2/11/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$4,150 and the City was requesting the full fine be imposed.

Ingrid Gottlieb, Senior Code Compliance Officer, reported four of the five violations came into compliance when the house was vacated. She was unaware of when the last violation had been complied.

Dwayne Dickerson, attorney, said they had spent over \$10,000 on the violations and requested abatement of the fines.

Judge Purdy imposed a fine of \$1,000 for the days the property was out of compliance.

Case: CE16051469

2301 SW 2 AVE
INTERNATL GLOBAL METALS INC.

Service was via posting at the property on 5/31/16 and at City Hall on 6/2/16.

Captain Robert Kisarewich, Fire Inspector, testified to the following violations:
NFPA 1:34.4.4.1

FLAMMABLE AND/OR COMBUSTIBLE LIQUIDS ARE NOT BEING STORED
IN FLAMMABLE LIQUID STORAGE CABINETS, CUT OFF ROOMS OR
DETACHED BUILDINGS AS REQUIRED BY THE CODE.

NFPA 30A:9.7.9.5

AN APPROVED METAL RECEPTACLES WITH SELF-CLOSING COVERS IS NOT PROVIDED FOR THE STORAGE OR DISPOSAL OF OIL-SOAKED WASTE OR CLOTHS.

Complied:

NFPA 1:43.1.2.1

Captain Kisarewich recommended ordering compliance within 42 days or a fine of \$100 per day, per violation.

Lawrence Schott, attorney, said the storage receptacles and other materials had been ordered.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day, per violation.

Case: CE15102368

1611 NE 15 AVE

STEINER, JOSEPH G

This case was first heard on 2/18/16 to comply by 3/31/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$1,650 and the City was requesting the full fine be imposed.

Frank Arrigoni, Building Inspector, recommended reducing the fines to \$520 to cover administrative costs.

Jarrett Williams, attorney, agreed to the fine reduction.

Judge Purdy imposed a fine of \$520 for the days the property was out of compliance.

Case: CE15060489

555 NW 62 ST

FT LAUDERDALE FALCON HOTEL LLC

This case was first heard on 7/16/15 to comply by 10/15/15. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$17,400 and the City was requesting a \$520 fine be imposed.

Captain Robert Kisarewich, Fire Inspector, recommended reducing the fine to \$520 to cover administrative costs.

Scott Hagen, general manager, agreed to the fine reduction.

Judge Purdy imposed a \$520 fine for the days the property was out of compliance..

Case: CE15090884

327 SW 17 ST

COFER, DON

This case was first heard on 1/21/16 to comply by 4/21/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,500 fine, which would continue to accrue until the property was in compliance.

Wilson Quintero, Code Compliance Officer, said the owner was requesting an extension.

Don Cofer, owner, said only the roof violation remained and Ms. Epley, his Code Compliance officer, had agreed to a 63-day extension. He explained that the person who repaired the small roof leak had broken several barrel tiles and he could not afford to replace them. He had received donations from a local church to help pay for the repair and hoped to have work completed in the next 60 days..

Judge Purdy granted a 63-day extension to 8/18/16, during which time no fines would accrue.

Case: CE16030039

2810 RIVERLAND ROAD

VICENTE, ANGELICA M H/E

VICENTE, RICHARD L & MARLENE

Service was via posting at the property on 5/27/16 and at City Hall on 6/2/16.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violations:
18-4(c)

THERE IS A DERELICT RV ON THE PROPERTY.

47-34.4.C.1.

THERE IS AN RV ON THE PROPERTY, THAT IS BEING USED
AS LIVING QUARTERS.

Officer Gottlieb presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day, per violation.

Sean Rosen, tenant, said the equipment in the driveway belonged to him. He said they were in compliance; there was nothing derelict about the equipment. He added that he maintained several residences. Mr. Rosen stated they had plugged the RV in and run a hose while doing some work.

Officer Gottlieb said someone at the residence had informed her that Mr. Rosen was living in the RV, as had neighbors. Mr. Rosen stated he maintained multiple residences

and was often away as a boat captain. He stated lights were maintained in the vehicle to deter crime.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day, per violation.

Case: CE15100809

915 NW 9 AVE
NEW MOUNT OLIVE MISSIONARY BAPTIST CHURCH INC.

Shelly Hullett, Code Compliance Officer, reported the property was in compliance.

This case was first heard on 1/21/16 to comply by 4/21/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$2,450 and the City was requesting a \$488 fine be imposed.

Ernest King, facilities manager, confirmed the violation was complied. He said they had not realized there had been three violations on the property. Officer Hullett explained there had been more than one case against the property. She agreed that Mr. King had complied the violation as soon as he was aware of it.

Judge Purdy imposed a fine of \$488 for the days the property was out of compliance.

Case: CE15120576

Request for extension

401 N FTL BEACH BLVD
CAPRI HOTEL LLC

This case was first heard on 1/21/16 to comply by 5/19/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$2,700.

Captain Robert Kisarewich, Fire Inspector, reported f-111.1.13 was still in violation. He said the last certification had been in December 2012. He presented copies of the notifications sent to the owner since then.

Sean Mitchell, engineer, said the property was under new ownership that was committed to compliance. He stated they were waiting for some parts to be delivered and requested 90 days.

Judge Purdy granted a 42-day extension to 7/28/16, during which time no fines would accrue.

Case: CE15102440

433 NE 1 AVE

SPAXON CORP II

Violation:
18-7(a)

THERE ARE DOORS, WINDOWS OR OTHER OPENINGS,
BROKEN, MISSING OR UNSECURED, SO AS TO ALLOW
ACCESS TO THE INTERIOR AT THIS VACANT PROPERTY.

Shelly Hullett, Code Compliance Officer, testified that the City had needed to board up the unsecured property at a cost to the owner of \$6,955.

Philip Spages, representative, said the owner had been cited two years ago telling him to, "either knock the building down or board it up or put glass back in the windows" with a list of requirements. The owner had replaced the window glass. In December, they had received another citation for the same violation. The maintenance man had repaired a door. Mr. Spages stated a short while later someone had come to the property, removed the windows and boarded the entire property with plastic.

Officer Hullett said Officer Cross had originally cited the property on 10/29/15 for being unsecure and upon reinspection on 11/17/15 had determined the violation remained. The Building Inspector had visited the property and then the entire property had been boarded up.

Mr. Spages said a code office had inspected his board-up and deemed it sufficient two years ago. Officer Hullett explained that if even one opening was not secured, the City ordered boarding of the entire property.

Mike Kelly, employee, described how he had repeatedly boarded up a rear window and said when the City's contractor was boarding up the house, they had refused to show him a permit or tell him where they were from, so he had called the police.

Ms. Hasan confirmed Officer Hullett's statement that the contractor secured every opening even if only one opening was unsecured.

Judge Purdy denied the appeal.

Case: CE15082378
700 NW 21 TER
FPT FORT LAUDERDALE LLC

Request for extension

This case was first heard on 1/21/16 to comply by 4/7/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Wilson Quintero, Code Compliance Officer, provided a brief history of the case. He stated a permit application was in process for replacing the wall.

Hope Calhoun, attorney, said the permit application had been submitted and they would address the other violations once the wall was complete. She requested a 63-day extension.

Judge Purdy granted a 63-day extension to 8/18/16, during which time no fines would accrue.

Case: CE15111262

2530 N FEDERAL HWY

DWV REAL PROPERTY INC.

This case was first heard on 4/7/16 to comply by 4/21/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$7,700 and the City was requesting the full fine be imposed.

Ingrid Gottlieb, Senior Code Compliance Officer, confirmed the violations were in compliance.

Carey Tarpley, tenant, said homeless people lived behind the building.

Richard Janis, the owner's representative, said the dumpster was an ongoing issue because people dumped items on the property at night.

Judge Purdy imposed a fine of \$520 for the days the property was out of compliance.

Case: CE15120266

1606 NW 12 AVE

DEVONTURE HOLDINGS LLC

Personal service was made on 5/19/16.

Wilson Quintero, Code Compliance Officer, testified to the following violations:
9-280(g)

THE AIR CONDITIONING UNIT IS NOT FUNCTIONING PROPERLY, LEAKS WHEN TURNED ON, AND DOES NOT ADEQUATELY COOL THE PROPERTY.
THERE ARE ELECTRICAL SWITCHES AND/OR LIGHTS IN DISREPAIR AND NOT FUNCTIONING.

9-280(f)

DWELLING OCCUPIED WITHOUT CITY WATER SERVICE.
THE PLUMBING, SEWER, AND BATHROOM/SHOWER FIXTURES, CONNECTIONS, AND OTHER COMPONENTS ARE IN DISREPAIR AND IN UNSANITARY CONDITIONS. THERE IS WATER BACKING UP FROM THE PIPES WHEN TURNED ON.

9-304(b)

THE GRAVEL DRIVEWAY ON THIS OCCUPIED PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT ARE MISSING OR WORN THROUGH AND THERE IS GRASS GROWING THROUGH IT. THERE ARE DIFFERENT VEHICLES BEING PARKED ON THE GRASS / DIRT SURFACE AT THIS PROPERTY.

9-305(b)

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE ARE LARGE AREAS OF MISSING GROUND COVER, WHERE THERE IS BARE DIRT.

Officer Quintero presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Tewfiq Khudry, owner, said the prior tenant had created the violations. He described what the tenant had done to damage the air conditioner (several times) and said the lease stated that the tenant was responsible for water service. The tenant had also parked on the grass continually despite being told to park in an appropriate spot. Mr. Khudry said he had finally evicted this tenant and she had left on June 13. He said he would turn the water on to be able to clean the premises. Mr. Khudry requested more than 28 days to replant grass seed.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation.

Case: CE15100417

736 NW 15 TER

RAMOS, JUAN & RAMOS, MARIE

This case was first heard on 1/21/16 to comply by 3/3/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,200 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been no progress and he did not support any further extension.

Peter Fog, employee, said he had just been hired and requested 30 days to pull permits and have them signed off.

Judge Purdy granted a 35-day extension to 7/21/16, during which time no fines would accrue.

Case: CE16030606

3316 NE 18 ST

WILLIAMS, GERARD S & JULIE C

Service was via posting at the property on 5/27/16 and at City Hall on 6/2/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
ELECTRICAL PERMIT #15071769 (SMOKE DETECTORS)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Abin recommended ordering compliance with FBC(2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension from the date the permits were issued for FBC(2014) 110.6.

Trip Becker, attorney, said the home had been damaged by a flood and the owner was in litigation with the insurance company regarding the loss. He requested 180 days to resolve the litigation. Inspector Abin stated these expired permits related to filling trenches for underground plumbing and smoke detectors, not rehabilitating the structure.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day for FBC(2014) 105.3.2.1 and ordered the respondent too attend the 8/18/16 hearing.

Case: CE15122066

2333 NW 15 CT

WEIT, RICHARD C & MELANIE

Service was via posting at the property on 5/19/16 and at City Hall on 6/2/16.

Wilson Quintero, Code Compliance Officer, testified to the following violations:
9-304(b)

THE GRAVEL DRIVEWAY ON THIS PROPERTY IS NOT
MAINTAINED; WEEDS GROWING INTO IT. VEHICLES
PARKING ON THE LAWN.

Complied:

18-4(c)

Officer Quintero presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$100 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$100 per day.

Case: CE15120598

931 CHATEAU PARK DR

BOYCE, FELIX & WALKER, ALISA

This case was first heard on 3/17/16 to comply by 5/5/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,100 fine, which would continue to accrue until the property was in compliance.

Wilson Quintero, Code Compliance Officer, reported the owner was working on the violations and needed more time.

Alisa Walker, owner, said only the driveway violation remained. She requested 60 days to put the gravel in the driveway and remove the boat. Officer Quintero said he would reinspect the property to be sure the other violations were in compliance.

Judge Purdy granted a 42-day extension to 7/28/16, during which time no fines would accrue.

Case: CE16041189

3030 DAVIE BLVD

BANK OF AMERICA

% CORP REAL ESTATE ASSMT

Service was via posting at the property on 5/26/16 and at City Hall on 6/2/16.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violations:
18-4(c)

THERE ARE DIFFERENT DERELICT VEHICLES ON THIS
VACANT LOT ON A CONSISTENT BASIS.

9-304(b)

THERE ARE VEHICLES CONSISTENTLY PARKING ON THE
GRASS OR DIRT AT THIS PROPERTY.

Officer Gottlieb presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per

violation.

Maryla Diaz, facilities manager, said they had already applied for the fence permit.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE15102035

812 SW 29 ST

LOVEDAY, GEORGE MICHAEL

This case was first heard on 4/7/16 to comply by 4/21/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$1,500 and the City was requesting the full fine be imposed.

Wilson Quintero, Code Compliance Officer, provided a brief history of the case and confirmed the violations were now in compliance. Administrative costs totaled \$764.

Dustin Loveday, the owner's son, said he had no record of the violation or when it was in compliance. Officer Quintero explained the violation and said Mr. Loveday had not contacted the City to reinspect the property. He stated the watercraft in the photo were not his, they were his neighbor's. His neighbor had installed pavers and said the City had informed him that everything was fine now.

Judge Purdy imposed a fine of \$764 for the days the property was out of compliance.

Case: CE15100427

2514 SW 9 AVE

AERO SHADE TECHNOLOGIES INC.

Service was via posting at the property on 5/27/16 and at City Hall on 6/2/16.

Jose Abin, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:
BUILDING PERMIT # 04011910 (AFT FACT REPLACED 4
WINDOWS INSTALL 4 SHUTTERS) (RE-ISSUED)
BUILDING PERMIT # 12081683 (AFT FACT SFR ENCLOSE
CARPORT) (RE-ISSUED)
ELECTRICAL PERMIT # 12081686 (AFT FACT ELECTRIC TO
BP12081683)

PLUMBING PERMIT # 12081834 (ATF PLUMBING FOR SFR
ADDITION TO BP 12081683)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Abin recommended ordering compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

John Manchech, president, said they should be able to hire a contractor and pull a permit within 30 days and do the work in another 30 days.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16030973

911 SW 15 TER

BET-TER HOLDINGS LLC

Service was via posting at the property on 5/26/16 and at City Hall on 6/2/16.

Linda Holloway, Code Compliance Officer, testified to the following violations:
9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO WINDOWS THAT ARE DAMAGED AND IN DISREPAIR OR BOARDED AND A WINDOW WITH BROKEN GLASS. THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATER TIGHT. WATER LEAKS HAVE CAUSED THE CEILING IN THE UTILITY ROOM TO COLLAPSE.

9-280(d)

THERE ARE PAVERS THAT ARE UNEVEN AND PRESENT A TRIPPING HAZARD.

9-304(b)

THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THE DRIVEWAY IS NOT WELL GRADED AND DUST FREE. THERE IS GRASS AND WEEDS GROWING THROUGH THE GRAVEL AND THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT ARE MISSING OR WORN THROUGH.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME DISCOLORED, MISMATCHED AND HAS AREAS OF MISSING/CHIPPING PAINT. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS HAVE ARE DIRTY/STAINED, RUSTED, HAS ROTTED WOOD, HAS AREAS OF MISSING PAINT AND LOOSE MATERIALS AND NEED TO BE PATCHED AND OR RESURFACING, MATCHING EXISTING COLOR.

9-308(b)

THERE IS DEBRIS ON THE ROOF AND FASCIA CONSISTING OF TARPS AND FRAGMENTS OF TATTERED TARPS.

Officer Holloway presented photos of the property and the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Jose Pena, agent, and Ladi Stepps, contractor, agreed.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation.

Case: CE16010187

1750 SW 2 ST

DEAKMAN, THOMAS R

Service was via posting at the property on 5/27/16 and at City Hall on 6/2/16.

Linda Holloway, Code Compliance Officer, testified to the following violations:
47-34.1.A.1.

THERE ARE ITEMS BEING STORED ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO; TILES/PAVERS, BOARDS, RACKS AND OTHER ITEMS. THIS IS NOT A PERMITTED USE ON THIS RS-8 ZONED PROPERTY.

Complied:

8-148(a)

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE AREAS OF THE ROOF, FASCIA AND GUTTER WHICH ARE DETERIORATED AND NOT BEING PROPERLY MAINTAINED. THERE IS A SECTION OF THE GUTTER THAT HAS FALLEN DOWN AND PLANT GROWTH/WEEDS GROWING OUT OF THE GUTTERS.

Officer Holloway presented photos of the property and the case file into evidence and recommended ordering compliance within 126 days or a fine of \$25 per day, per violation.

Thomas Deakman, owner, said he was working with Officer Holloway.

Judge Purdy found in favor of the City and ordered compliance within 126 days or a fine of \$25 per day, per violation.

Case: CE16030797

Ordered to reappear

823 NE 14 CT
GQ HOLDINGS 1329 LLC

This case was first heard on 5/19/16 to comply by 6/23/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the roof permit had been closed but no engineer's report regarding the roof structure, timeframe for permit applications, timeframe for commencement of construction, timeframe for first inspections or plan for remediation had been submitted, per the Special Magistrate's 5/19/16 order. He recommended a 42-day extension.

Emanuel Legakis, property manager, agreed to the extension.

Judge Purdy granted a 42-day extension to 7/28/16, during which time no fines would accrue.

Case: CE15100089
100 S BIRCH RD # 2802
OLSON, JEFF

This case was first heard on 1/21/16 to comply by 3/3/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,200 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported the violation was now in compliance recommended reducing the fines to \$520 to cover administrative costs.

Eric Martinez, general contractor, said they were working on the violation.

Judge Purdy imposed a fine of \$520 for the time the property was out of compliance.

Case: CE15092338
1410 NW 13 CT
MUNSON, CHIQUITA

This case was first heard on 1/21/16 to comply by 3/17/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$9,000 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been no progress and he did not support any further extension.

Chiquita Munson, owner, said she had submitted an application to reopen the permits but had not received a response. She admitted she had not checked on the status of the application.

Judge Purdy imposed the \$9,000 fine, which would continue to accrue until the violations were corrected.

Case: CE16040946

5712 NE 16 AVE

SHELTON, JULIA J

% FL GUARDIANSHIP PROGRAM INC.

Service was via posting at the property on 5/25/16 and at City Hall on 6/2/16.

Adam Feldman, Senior Code Compliance Officer, testified to the following violations:
18-11(b)

THE POOL LOCATED IN THE REAR OF THIS UNOCCUPIED PROPERTY IS FILLED WITH GREEN/STAGNANT WATER. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. IN ITS CURRENT CONDITION, THE POOL IS A HEALTH AND SAFETY CONCERN FOR THE SURROUNDING PROPERTIES AND IS A PUBLIC NUISANCE.

Officer Feldman presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day, per violation. He said the property manager had added shock to the pool but the water condition remained the same.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day, per violation.

Case: CE16030155

1901 NW 5 ST

FERGUSON, QUISHA

Service was via posting at the property on 5/20/16 and at City Hall on 6/2/16.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violations:

9-305(b)

LANDSCAPING IS NOT MAINTAINED. THERE IS MISSING AND/OR BARE AREAS OF LAWN COVER INCLUDING THE SWALE.

9-305(a)

THERE IS PLANT MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY INCLUDING THE SIDEWALK HINDERING SAFE AND CONVENIENT PEDESTRIAN MOVEMENT IN THE PUBLIC RIGHT-OF-WAY.

9-306

THE EXTERIOR WINDOW SHUTTERS ARE NOT BEEN MAINTAINED. THE SHUTTERS ARE IN DISREPAIR WITH MOLD AND MILDEW. REPAIR/CLEAN/PAINT WINDOW SHUTTERS AND PROPERLY MAINTAIN.

18-12(a)

THERE IS GRASS/PLANT/WEED OVERGROWTH, TRASH, RUBBISH, DEBRIS AND LITTER ON PROPERTY/RIGHT OF WAY.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS DAMAGED AND IN DISREPAIR AND IS NOT BEING MAINTAINED.

Officer Champagne presented photos of the property and the case file into evidence and said the owner had signed a stipulated agreement to comply within 14 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 14 days or a fine of \$25 per day, per violation would begin to accrue.

Case: CE16040449

3050 W BROWARD BLVD

COLE FD PORTFOLIO VI LLC

Service was via posting at the property on 5/20/16 and at City Hall on 6/2/16.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation:

47-21.11.A.

THE LANDSCAPING DOES NOT PRESENT A NEAT, WELL-KEPT APPEARANCE. THERE ARE MISSING AND/OR BARE AREAS OF LAWN COVER. THERE ARE MISSING AND/OR DEAD TREES, HEDGES AND OTHER PLANT LIFE THAT HAVE NOT BEEN MAINTAINED/REPLACED OR REMOVED.

Officer Champagne presented photos of the property and the case file into evidence and said the owner had signed a stipulated agreement to comply within 14 days or a fine of \$200 per day.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 14 days or a fine of \$200 per day would begin to accrue.

Case: CE16040725

510 NW 24 AVE # 34

Stipulated agreement

510 BUILDING LLC

Violation:

47-19.4.D.1.

THIS IS A COMMERCIAL PROPERTY NOT PROVIDING AN
ONSITE ENCLOSURE/ENCLOSURES FOR THERE BULK
CONTAINERS/WASTE RECEPTACLES.

The City had a stipulated agreement with the owner to comply within 42 days or a fine of \$100 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 42 days or a fine of \$100 per day would begin to accrue.

Case: CE16030222

1111 NW 2 AVE

RAYNOR, JAMES HOID

Service was via posting at the property on 5/26/16 and at City Hall on 6/2/16.

Wilson Quintero, Code Compliance Officer, testified to the following violations:
9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT
MAINTAINED, INCLUDING BUT NOT LIMITED TO WINDOW FRAME IN
DISREPAIR.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE
SIDING AND PAINT HAS BECOME STAINED, FALLING DOWN.

9-280(h)(1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR.

9-304(b)

THE GRAVEL DRIVEWAY IS IN NEED OF MAINTENANCE,
THERE ARE VEHICLES PARKED ON THE LAWN.

18-12(a)

THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH
AND DEBRIS ON THIS PROPERTY AND SWALE, PALM FRONDS
GROWING INTO THE SIDEWALK AND IMPEDING THE
PEDESTRIAN MOVEMENT; TRASH AND DEBRIS ON THE REAR
YARD SEEN FROM THE ROADWAY.

Officer Quintero presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$10 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$10 per day, per violation.

Case: CE16030594

1040 NW 24 TER

JONES, URELYSTAL L

Service was via posting at the property on 5/19/16 and at City Hall on 6/2/16.

Wilson Quintero, Code Compliance Officer, testified to the following violations:
9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED, INCLUDING SHUTTERS THAT NEEDS TO BE PAINT TO MATCH EXISTING COLOR.

18-12(a)

THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH AND DEBRIS ON THIS PROPERTY AND ON THE SWALE.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR, BROKEN AND/OR MISSING SLATS.

9-305(b)

THERE ARE AREAS WITH BARE/MISSING LANDSCAPE.

Officer Quintero presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$5 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$5 per day, per violation.

Case: CE16040222

800 NW 11 AVE

800 NW 11 AVE LLC

Service was via posting at the property on 5/31/16 and at City Hall on 6/2/16.

Shelly Hullett, Code Compliance Officer, testified to the following violations:
24-28(a)

THE BULK WASTE CONTAINER (DUMPSTER) ON THIS PRIVATE PROPERTY IS NOT KEPT CLEAN WITH COVERS ON

AND THE SURROUNDING AREA IN NOT MAINTAINED IN A GOOD, CLEAN AND SANITARY CONDITION.

Complied:

47-19.4.D.8.

47-19.4.D.4
24-28.(d)

Officer Hullett presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

Case: CE16020287

1633 NE 15 AVE
KAZARIAN, KEVIN

Service was via posting at the property on 5/31/16 and at City Hall on 6/2/16.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violations:
25-4

THERE IS GRAVEL FROM THE DRIVEWAY, THAT IS RUNNING
ONTO THE SIDEWALK AND STREET.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE ON THIS RD-15 ZONED RESIDENTIAL
PROPERTY. THIS IS NOT A PERMITTED LAND USE IN THIS ZONING.

9-306

THE WOOD SIDING ON THE HOUSE IS ROTTED AND
IN A BAD STATE OF DISREPAIR.

Complied:

18-4(c)

6-5

Officer Gottlieb presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE16040751

1029 SW 22 ST
COURTNEY, WILLIAM MASON

Service was via posting at the property on 5/31/16 and at City Hall on 6/2/16.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violation:
18-12(a)

THERE IS OVERGROWTH, TRASH AND DEBRIS ON THIS PROPERTY.

Officer Gottlieb presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$100 per day.

Case: CE15090239

1621 SE 10 ST
NORIEGA, CLAUDIO

Service was via posting at the property on 5/26/16 and at City Hall on 6/2/16.

Leonard Champagne, Senior Code Compliance Officer, requested a continuance to 8/4/16.

Judge Purdy continued the case to 8/4/16.

Case: CE16040228

413 SW 5 ST
BROWN, DAVID

Service was via posting at the property on 5/27/16 and at City Hall on 6/2/16.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation:

9-305(b)

THE LANDSCAPING DOES NOT PRESENT A NEAT, WELL-KEPT
APPEARANCE. THERE ARE MANY DEAD AND/OR DYING PALM FRONDS
HANGING FROM THE PALM TREES ON THIS PROPERTY.

Officer Champagne presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day.

Case: CE16041323

819 SE 6 ST
FOERSTEL, JOHN S EST

Service was via posting at the property on 5/27/16 and at City Hall on 6/2/16.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violations:

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED AND DIRTY.

9-308(a)

THE ROOF IS IN DISREPAIR AS THERE ARE MISSING TILES ON THE ROOF.

9-308(b)

THE ROOF IS DIRTY AND STAINED AND CONTAINS DEBRIS CONSISTING OF LAWN DEBRIS.

Officer Champagne presented photos of the property and the case file into evidence and recommended ordering compliance within 91 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day, per violation.

Case: CE14121598

2713 E COMMERCIAL BLVD

OCEAN REALTY ASSOCIATES LLC

% JOSEPH SACKS

Service was via posting at the property on 5/27/16 and at City Hall on 6/2/16.

Jose Abin, Building Inspector, testified to the following violations:
FBC(2010) 105.11.2.1

THE FOLLOWING PERMIT WAS LEFT TO EXPIRE:
MECHANICAL PERMIT #11071390

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVER-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Abin recommended ordering compliance with FBC (2010) 105.11.2.1 within 63 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2010) 110.9.

Judge Purdy found in favor of the City and ordered compliance with FBC (2010)

105.11.2.1 within 63 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2010) 110.9.

Case: CE16030478

901 NW 19 ST

POWERLINE #30091 INC.

Service was via posting at the property on 5/27/16 and at City Hall on 6/2/16.

Jose Abin, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
BUILDING PERMIT #14091208 (REV2 EXXON, SIGNS NORTH
AND SOUTH ELEVATION)
ELECTRICAL PERMIT #14091209 (EXXON, SIGN OUTLETS
AND WIRING FOR 3 SIGNS NORTH)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Abin recommended ordering compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

Judge Purdy found in favor of the City and ordered compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

Case: CE16050414

616 INTRACOASTAL DR

COAST PROPERTY INVESTMENTS 2 LLC

Service was via posting at the property on 5/27/16 and at City Hall on 6/2/16.

Jose Abin, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

BUILDING PERMIT NUMBER 13051597 WAS LEFT TO EXPIRE.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVER-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

Inspector Abin recommended ordering compliance with FBC (2014) 105.3.2.1 within 70 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

Judge Purdy found in favor of the City and ordered compliance with FBC (2014) 105.3.2.1 within 70 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

Case: CE16020338

501 NE 2 AVE

HSBC BANK USA NA TRUSTEE

Service was via posting at the property on 5/28/16 and at City Hall on 6/2/16.

Jose Abin, Building Inspector, testified to the following violations:
259

1. THE HEAD OF THE ENFORCING AGENCY SHALL DECLARE AS UNFIT FOR HUMAN OCCUPANCY ANY DWELLING, DWELLING UNIT, HOTEL, HOTEL UNIT, ROOMING HOUSE OR ROOMING UNIT WHICH IS FOUND TO HAVE ANY OF THE FOLLOWING DEFECTS:
 - A. ONE WHICH IS SO DILAPIDATED, DAMAGED, DECAY, UNSANITARY, UNSAFE OR VERMIN INFESTED THAT IT CREATES A SERIOUS HAZARD TO THE HEALTH OR SAFETY OF THE OCCUPANTS OR THE PUBLIC.
 - C. ONE WHICH, BECAUSE OF ITS GENERAL CONDITION OR LOCATION, IS UNSANITARY, OR OTHERWISE DANGEROUS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OR THE PUBLIC.
2. THE HEAD OF THE ENFORCING AGENCY SHALL GIVE TO THE OWNER OR PERSON IN CHARGE OF ANY DWELLING, DWELLING UNIT, HOTEL, HOTEL UNIT, ROOMING HOUSE OR ROOMING UNIT FOUND TO BE UNFIT FOR HUMAN OCCUPANCY WRITTEN NOTICE TO THE EFFECT THAT SUCH DWELLING, DWELLING UNIT, HOTEL UNIT, ROOMING HOUSE OR ROOMING UNIT IS UNFIT FOR HUMAN OCCUPANCY AND SUCH NOTICE SHALL:
 - C. REQUIRE THE OWNER OR PERSON IN CHARGE OF THE BUILDING OR PREMISES, WITHIN FIFTEEN (15) DAYS FROM THE DATE OF THE NOTICE, TO COMMENCE EITHER THE NECESSARY REPAIRS OR IMPROVEMENTS OR THE DEMOLITION OR REMOVAL OF THE BUILDING STRUCTURES OR PARTS THEREOF.
- (5) WHENEVER ANY PREMISES ARE DESIGNATED AS UNFIT FOR HUMAN HABITATION, AS PROVIDED IN THIS ARTICLE, THE ENFORCING AGENCY SHALL DETERMINE THE RELATIONSHIP OF THE COST NECESSARY TO CORRECT THE VIOLATION TO THE VALUE OF THE BUILDING.

A. IF THE COST OF THE CORRECTIVE MEASURES TO BE TAKEN EXCEEDS FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST LESS REASONABLE DEPRECIATION, SUCH BUILDING SHALL BE DEMOLISHED AND REMOVED.

B. IF THE COST OF THE CORRECTIVE MEASURES DOES NOT EXCEED FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST, LESS REASONABLE DEPRECIATION, SUCH BUILDING MAY BE REPAIRED, RENOVATED, OR OTHERWISE MADE TO COMPLY WITH THE REQUIREMENTS OF THIS ARTICLE.

1. PARTS OF THE STRUCTURE ARE IN DANGER OF COLLAPSE.
2. THE EXTERIOR WALLS ARE DETERIORATING AND PARTS ARE COMING LOOSE AND CAN FALL AND CAUSE PHYSICAL HARM TO PASSERBY.
3. THERE ARE EXPOSED ELECTRICAL CONNECTIONS.
4. WINDOWS HAVE BEEN INSTALLED WITHOUT PERMIT AND THE STRUCTURAL OPENINGS HAVE BEEN ALTERED.
5. THE INTERIOR IS DIRTY AND IN DISREPAIR AND AN ATTRACTION TO RODENTS.

THIS HOME VIOLATES THE REQUIREMENTS FOR MINIMUM HOUSING UNDER THIS CITY ORDINANCE. DOES NOT MEET THE REQUIREMENTS FOR HUMAN HABITATION. THERE ARE EXPOSED ELECTRICAL HAZARDS THAT PRESENT AN EXIGENT LIFE THREADING DANGER. THE STRUCTURAL COMPONENTS ARE IN DISREPAIR AND IN DANGER OF COLLAPSING. PER CITY ORDINANCE, THE STRUCTURE REQUIRES TO BE DEMOLISHED IF NOT MADE SAFE SECURE AND SANITARY.

9-260.(a)

PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN SECTION 9-259 THE CITY SHALL HAVE RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES HAVE LOOSE MATERIALS AND NEED TO BE PATCHED AND/OR RESURFACED TO MATCH EXISTING

COLOR.

Inspector Abin stated this case concerned the structure on the east side of the parcel, closest to NE 2 Avenue. He presented photos of the property and the case file into evidence and recommended ordering the owner to apply for a permit to demolish the structure within the next 35 days. If the owner did not, the City would demolish the structure at the owner's expense.

Judge Purdy found in favor of the City and ordered the owner to apply for a permit to demolish the structure within the next 35 days. If the owner did not, the City would demolish the structure at the owner's expense.

Case: CE14120560

3000 NW 59 ST

WORLD JET

Service was via posting at the property on 5/27/16 and at City Hall on 6/2/16.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2010) 105.11.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:

BUILDING PERMIT #11072023

BUILDING PERMIT #11121063-void

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVER-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance with FBC (2010) 105.11.2.1 within 21 days or a fine of \$100 per day and a 180-day extension for FBC (2010) 110.9. or a fine of \$100 per day

Judge Purdy found in favor of the City and ordered compliance with FBC (2010) 105.11.2.1 within 21 days or a fine of \$100 per day and a 180-day extension for FBC (2010) 110.9. or a fine of \$100 per day

Case: CE16021532

1608 NE 14 TER

JONES, EVERETT J

Service was via posting at the property on 5/27/16 and at City Hall on 6/2/16.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:

BUILDING PERMIT #15063117 (160 LF OF 6' WOOD FENCE
W/ 2 GATES)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension for FBC (2014) 110.6. or a fine of \$50 per day

Judge Purdy found in favor of the City and ordered compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension for FBC (2014) 110.6. or a fine of \$50 per day

Case: CE16021639

3003 TERRAMAR ST
BIRCH SQUARE ASSOC INC.

Service was via posting at the property on 5/27/16 and at City Hall on 6/2/16.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:

BUILDING PERMIT # 03010898 (CONDO TOWER & HOUSE
BLDGS-WLKWAYS-STAIRS-LANDINGS)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension for FBC (2014) 110.6. or a fine of \$50 per day

Judge Purdy found in favor of the City and ordered compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension for FBC (2014) 110.6. or a fine of \$50 per day

Case: CE16030172

2130 NE 52 ST

AMERUOSO, MARIA AMERUOSO REV TR

Service was via posting at the property on 5/27/16 and at City Hall on 6/2/16.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:

BUILDING PERMIT #14061149 (ENCLOSING CARPORT)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension for FBC (2014) 110.6. or a fine of \$50 per day

Judge Purdy found in favor of the City and ordered compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension for FBC (2014) 110.6. or a fine of \$50 per day

Case: CE16030208

1200 N FTL BEACH BLVD

1200 CLUB CONDO ASSN INC.

Service was via posting at the property on 5/27/16 and at City Hall on 6/2/16.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:

BUILDING PERMIT #14051988 (LOBBY AND MAINTENANCE
OFFICE NEW IMPACT DOORS AND)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension for FBC (2014) 110.6. or a fine of \$50 per day

Judge Purdy found in favor of the City and ordered compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension for FBC (2014) 110.6. or a fine of \$50 per day

Case: CE16030237

841 N FTL BEACH BLVD
845 NORTH ATLANTIC BLVD LLC

Service was via posting at the property on 5/27/16 and at City Hall on 6/2/16.

Frank Arrigoni, Building Inspector, testified to the following violation:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT HAS EXPIRED W/O PASSING THE
REQUIRED INSPECTIONS.
BUILDING 13010431 / INSTALL ILLUM CHANN

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16011742

2356 NW 14 ST
WEAVER, SHIRLEY D EST
WEAVER, CHERYL L EST

This case was first heard on 4/7/16 to comply by 4/17/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,900 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$5,900 fine, which would continue to accrue until the violations were corrected.

Case: CE16010155

1310 NW 20 ST
COLLINS, RICHARD

This case was first heard on 3/17/16 to comply by 4/14/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,550 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$1,550 fine, which would continue to accrue until the violations were corrected.

Case: CE15111670

626 NW 10 TER
OFPAZ INVESTMENT LLC

This case was first heard on 3/17/16 to comply by 4/14/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$12,400 fine, which would continue to accrue until the property was in compliance.

Shelly Hullett, Code Compliance Officer, said d 9-280(b) was complied on 4/14/16 and should have accrued no fine. Only 9-276(c)(3) was still in violation.

Judge Purdy imposed the \$6,200 fine for 9-276(c)(3), which would continue to accrue until the violations were corrected.

Case: CE15120592

525 NW 15 TER
FEDERAL NATIONAL MORTGAGE ASSN

This case was first heard on 3/17/16 to comply by 3/27/16 and 4/21/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$14,750 fine, which would continue to accrue until the property was in compliance.

Shelly Hullett, Code Compliance Officer, noted that the fines were accruing at a rate of \$50 per day, per violation.

Judge Purdy imposed the \$14,750 fine, which would continue to accrue until the violations were corrected.

Case: CE15101634

2101 SW 10 AVE
HILL, JOHN HENRY H/E FERRARO, HEDWIG R

This case was first heard on 4/7/16 to comply by 4/28/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$4,400 and the City was requesting the full fine be imposed.

Judge Purdy Imposed the \$4,400 fine.

Case: CE15121183

1806 SE 14 ST
ROSENBLATT, ALBERT W

This case was first heard on 4/7/16 to comply by 4/21/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,375 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$1,375 fine, which would continue to accrue until the violations were corrected.

Case: CE15091890

841 N FTL BEACH BLVD
845 NORTH ATLANTIC BLVD LLC

This case was first heard on 1/21/16 to comply by 3/3/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,200 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$5,200 fine, which would continue to accrue until the violations were corrected.

Case: CE14102094

2965 W STATE ROAD 84
PIPE WELDERS INC.

This case was first heard on 9/17/15 to comply by 3/5/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,600 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$4,600 fine, which would continue to accrue until the violations were corrected.

Case: CE15091012

6721 NW 15 AVE
SOUTHERN BELL TEL & TEL CO TAX ADMIN

This case was first heard on 1/21/16 to comply by 3/3/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,200 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$5,200 fine, which would continue to accrue until the violations were corrected.

Case: CE15091232

2230 NE 62 CT
AVERY, JOHN F

This case was first heard on 1/21/16 to comply by 3/3/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,200 fine, which would continue to accrue until the property was in compliance.

Frank Arrigoni, Building Inspector, said the violations were in compliance and recommended reducing the fine to \$520 to cover administrative costs.

Judge Purdy imposed a fine of \$520 for the day the property was out of compliance.

Case: CE12010708

2800 E SUNRISE BLVD
SUNRISE EAST CONDO INC.

This case was first heard on 5/21/15 to comply by 7/2/15. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$17,400 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$17,400 fine, which would continue to accrue until the violations were corrected.

Case: CE14090625

2508 MERCEDES DR
HUBLER, BRADLEY D & HUBLER, MICHELE L

This case was first heard on 2/19/15 to comply by 4/2/15. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$16,750 and the City was requesting a \$520 fine be imposed.

Judge Purdy imposed a \$520 fine for the days the property was out of compliance.

Case: CE15091384

680 SW 29 TER
TELCY, EUGENA

This case was first heard on 2/15/16 to comply by 3/31/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,800 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$3,800 fine, which would continue to accrue until the violations were corrected.

Case: CE15092330

3420 DAVIE BLVD

EMMANUEL BAPTIST CHURCH OF HOLINESS

This case was first heard on 1/21/16 to comply by 3/24/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,150 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$4,150 fine, which would continue to accrue until the violations were corrected.

Cases Complied

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE16051463	CE16051480	CE15111085	CE16020022
CE16051510	CE16051475	CE16051461	CE16051466
CE16051473	CE16041798	CE16051509	CE16040857
CE16051507	CT16041800	CT16040851	CE16031534

Cases Rescheduled

The below listed cases were rescheduled. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE15121469

Cases Closed

The below listed cases were closed. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Withdrawn

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE15120065	CE16030982	CE16021711	CE15100025
CE15111095	CE16021415	CE16020443	CE15101481

Cases With No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

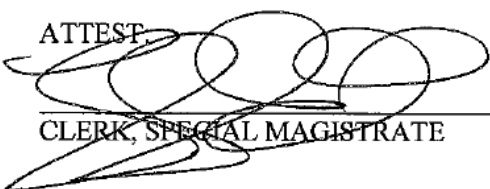
Respondent Non-Appearence

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

There being no further business, the hearing was adjourned at 11:00 A.M.


SPECIAL MAGISTRATE

ATTEST.

CLERK, SPECIAL MAGISTRATE

Minutes prepared by: J. Opperee, Prototype Services